

	1060731	Residential	Condominium	Active
	Bedrooms Total: 3 Bathrooms Total: 2 Bathrooms Full: 2 Bathrooms Half: 0 Living Area: 2,292 Living Area Source: Appraiser Stories: 1 Stories Total: 4 Entry Level: 3 Lot Size Acres: 0.04 Lot Size Square Feet: 1,742 Waterfront YN: Yes Accessibility Features YN: No Furnished: Unfurnished Unit Type: Exterior Unit		County: Brevard General County Location: Central MLS Area Major: 272 - Cocoa Beach Subdivision Name: River Bend Condo Community Fee(s) YN: No Water Body Name: Banana River Waterfront Features: Ocean Access; River Access; River Front Direction Faces: North Garage YN: Yes Garage Spaces: 1 Carport YN: No New Construction YN: No Year Built: 2001 Elementary School: Roosevelt Middle School: Cocoa Beach High School: Cocoa Beach	
	Association YN: Yes Association Name: RIVER BEND CONDOMINIUM ASSOCIATION OF BREVARD, INC		Association Fee: \$860 Monthly CDD Fee: No	

Directions: I-95 Take exit 188 toward Pineda Cswy/SR-404/Patrick AFB/Satellite Beach. Turn right onto Pineda Cswy (SR-404 E) toward Pineda Cswy East. Turn left onto Jimmy Buffet Memorial Hwy (SR-A1A) toward Patrick AFB. Riverbend Condos will be on the left.
Latitude: 28.275145 **Longitude:** -80.607519

Welcome to The Topless Turtle - Where Riverfront Luxury Meets Coastal Charm. Discover the ultimate Cocoa Beach lifestyle in this stunning riverfront condo at River Bend, where Banana River views, ocean breezes, and front-row rocket launches are part of your everyday backdrop. Step inside and feel the calm of coastal elegance. The open, sunlit floor plan flows seamlessly from the kitchen to the living area, framing breathtaking views from both the living area and primary bedroom. The built-in bar with plenty of cabinetry, beverage fridge, and wine cooler is an entertainer's dream—while the wraparound kitchen counter and chef's pantry with extra freezer and storage make hosting effortless. Wake up to Atlantic sunrises and wind down with riverfront sunsets from your private balcony. The primary suite offers pure tranquility, featuring two walk-in closets, a soaking tub, dual vanities, and a spacious shower that feels like your own spa retreat. Highlights You'll Love: Large bedrooms

Room Name	Level	Length	Width	Remarks
Primary Bedroom	Main	13.9	27.8	Buyer to verify all measurements
Kitchen	Main	12.5	13.2	Buyer to verify all measurements
Living Room	Main	19.5	15.2	Buyer to verify all measurements

Features		Legal, Tax and Financing
Cooling: Central Air; Electric Heating: Central; Electric Current Use: Residential Appliances: Convection Oven; Dishwasher; Disposal; Dryer; Electric Water Heater; Induction Cooktop; Microwave; Refrigerator; Washer; Wine Cooler Laundry Features: In Unit Patio And Porch Features: Covered; Side Porch Lot Features: Sprinklers In Front; Sprinklers In Rear Legal Details: Permission Granted to Advertise: No Levels: One Security Features: Fire Alarm; Fire Sprinkler System; Secured Lobby; Smoke Detector(s) Senior Community YN: No View: River; Water	Interior Features: Breakfast Bar; Ceiling Fan(s); Eat-in Kitchen; Entrance Foyer; His and Hers Closets; Open Floorplan; Pantry; Primary Bathroom -Tub with Separate Shower; Split Bedrooms; Walk-In Closet(s); Wet Bar Exterior Features: Balcony; Storm Shutters Association Fee Includes: Insurance; Maintenance Grounds; Maintenance Structure; Pest Control; Sewer; Trash; Water Association Amenities: Beach Access; Boat Dock; Car Wash Area; Clubhouse; Elevator(s); Fitness Center; Maintenance Grounds; Maintenance Structure; Management - Off Site; Pool; Service Elevator(s); Spa/Hot Tub; Trash; Water Parking Features: Assigned; Attached; Garage; Garage Door Opener; Guest; Underground Pets Allowed: Total Number Of Pets: 2; Breed Restrictions; Cats OK; Dogs OK; Number Limit; Weight Limit: 35; Yes Rental Restrictions: 3 Months; No Lease 1st Year Construction Materials: Concrete; Stucco Roof: Membrane; Tile Flooring: Carpet; Tile Spa Features: Community; Heated; In Ground Road Surface Type: Asphalt Road Frontage Type: State Road Utilities: Cable Available; Electricity Connected; Sewer Connected; Water Connected Sewer: Public Sewer Water Source: Public	Comp Sale YN: No Listing Terms: Cash; Conventional Possession: Close Of Escrow Special Listing Conditions: Standard Tax Account: 2532749 Parcel Number: 25-37-26-00-00052.0-0026.00 Tax Year: 2025 Tax Annual Amount: \$3,831.88

	Pricing and Sale Info	
	Orig. List Price: \$475,000 List Price: \$475,000 List Price/SqFt: \$207.24	

	Closing Co.:	Prestige Title of Brevard/Jeremy Rannings	
	Closing Co.	5120 N Highway 1 Ste 103,	
	Address:	Melbourne, FL 32940	

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